175.0	0003	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	895,900 /	895,900
					USE VALUE:	895,900 /	895,900
					ASSESSED:	895,900 /	895,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARSH DARCY S & VICTORIA G
Owner 2:	
Owner 3:	
Street 1:	24 PIEDMONT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARSH D`ARCY S & VICTORIA -
Owner 2:	-
Street 1:	24 PIEDMONT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-5706

NARRATIVE DESCRIPTION

This parcel contains .13 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1923, having primarily Asbestos Exterior and 2110 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5673.000	482,800		413,100	895,900
Total Card	0.130	482,800		413,100	895,900
Total Parcel	0.130	482,800		413,100	895,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.60 | /Parcel: 424.60

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117082
GIS Ref	
GIS Ref	
Insp Date	08/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	482,800	0	5,673.	413,100	895,900		Year end	12/23/2021
2021	104	FV	461,000	0	5,673.	413,100	874,100		Year End Roll	12/10/2020
2020	104	FV	461,100	0	5,673.	413,100	874,200	874,200	Year End Roll	12/18/2019
2019	104	FV	365,000	0	5,673.	407,200	772,200	772,200	Year End Roll	1/3/2019
2018	104	FV	356,900	0	5,673.	312,800	669,700	669,700	Year End Roll	12/20/2017
2017	104	FV	336,100	0	5,673.	295,100	631,200	631,200	Year End Roll	1/3/2017
2016	104	FV	336,100	0	5,673.	271,500	607,600	607,600	Year End	1/4/2016
2015	104	FV	284,200	0	5,673.	253,800	538,000	538,000	Year End Roll	12/11/2014

!13630!

PRINT

Date	Time
12/30/21	17:25:21

LAST REV

Date	Time
04/29/21	08:44:52
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13630

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAI JIE	30472-206		7/22/1999		266,000	No	No		
SPECHT WILLIAM/	26319-314		5/16/1996		175,000	No	No		Y

USER DEFINED

Prior Id # 1:	117082
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/30/2021	334	Redo Kit	41,500	C				
11/18/2008	1427	Manual	10,000					insulate / plaster
1/30/2006	57	Wood-Sto	4,000	C		G7	GR FY07	
9/29/2005	889	Shed	10,900	C		G7	GR FY07	12X12 ATTACHED STO
8/4/2005	701	Addition	107,779	C		G7	GR FY07	16 VINYL WNDS, RED
7/22/1992	327	Porch	1,000					REPAIR STEPS

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
12/8/2008	Meas/Inspect	189	PATRIOT
10/29/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5673		Sq. Ft.	Site		0	70.	1.04	6									413,133						413,100	

Total AC/HA:	0.13023	Total SF/SM:	5673	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	413,133	Spl Credit		Total:	413,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.14763033
Const Adj.:	0.97490251
Adj $ / SQ:	190.201
Other Features:	134300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	593097
Depreciation:	110316
Depreciated Total:	482781

COMMENTS

OF=BMT TOILET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

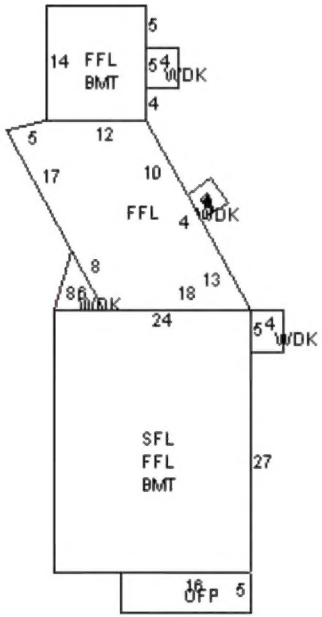
No Unit	RMS	BRS	FL
1	3	1	
1	5	2	
Totals			
2	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	190.20
Special Features:	0	Val/Su Net:	150.83
Final Total:	482800	Val/Su SzAd	228.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,342	190.200	255,249
BMT	Basement	936	57.060	53,408
SFL	Second Floor	768	190.200	146,074
OFP	Open Porch	80	36.190	2,895
WDK	Deck	75	15.600	1,170

Net Sketched Area:	3,201			Total:	458,796
Size Ad	2110	Gross Area	3201	FinArea	2110

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

175.0-0003-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	